

CITY OF RENO

Planning Commission

February 5, 2014

Staff Report

Agenda #

V1-1

Ward #

5

CASE No.: LDC14-00021 (St. Albert's School)

APPLICANT: Roman Catholic Bishop of Reno

APN NUMBER: 001-291-03

REQUEST: This is a request for a special use permit to: 1) allow a $\pm 1,700$ square foot entry way addition; 2) allow a 900 square foot sun shade structure addition; and 3) establish the wall sign area for an existing elementary school located adjacent to residentially zoned property.

LOCATION: The ± 5.78 acre site is located on the northeast corner of the Wyoming Avenue/St. Albert's Drive intersection and south of Kings Row (1255 St Albert's Drive) in the SF6 (Single Family Residential - 6,000 square feet) zone. The site has a Master Plan land use designation of Mixed Residential.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter.

4. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
5. Prior to issuance of a building permit, the applicant shall have landscape plans approved to add a minimum of three code size trees to the project site. The landscape plan shall also identify any existing trees proposed to be removed as a result of the building expansion and show where the removed trees will be replaced or relocated. All new/replaced/relocated trees shall be installed in the front yard area along St Albert's Drive in the vicinity of the expansion area, prior to issuance of a certificate of occupancy.

BACKGROUND: The site is currently developed with five buildings (church, rectory, two day care structures and a private elementary school) containing $\pm 34,759$ square feet. This project proposes to add $\pm 1,700$ square feet to the east side of the school building to provide a single secure point of entry into the school, improved disabled access and administrative functions including a reception area, teachers lounge and a resource room/library. This addition will extend the east side of the building ± 12 feet to the east facing St Albert's Drive. A ± 900 square foot shade structure is also proposed to be added to the southeast corner of the asphalt courts located on the west side of the school building. Both additions (Exhibit A) require approval of a special use permit because this is an expansion of a non-residential project located adjacent to residentially zoned property [RMC 18.06.405(a)(12)]. The wall sign area for a non residential project is required to be established by special use permit (RMC 18.16.701, Table 18:16-1).

ANALYSIS:

Land Use Compatibility: Land use surrounding the site consists of single family residences to the north, east and south; and Clayton Middle School and single family residences a public middle school to the west across Wyoming Avenue. The proposed additions will not increase the density or intensity of the school operations on the surrounding single family residences. Days and hours of operation will remain the same (Monday – Friday, 7:00 a.m. to 3:30 p.m.). The addition to the east side of the school building is one story in height and will be a minimum of 80 feet from the nearest house located on the east side of St Albert's Drive. The activity and window placement associated with the addition should not adversely affect the two nearest houses located directly to the east because these houses have a garage forward design for $\pm 50\%$ of their frontage, with the remaining frontage facing the school addition consisting of kitchen windows, front door entries and raised bedroom windows, which are setback ± 20 behind the front of each garage. The shade structure addition is proposed to be located west of the main school building on the interior of the site on a portion of an

existing outdoor playground. The shade structure will be screened from view by the school building from the north and east; and by existing trees and distance (± 140 feet from the adjacent streets) on the south and west sides (Exhibit A). Finally, the additions will not increase the number of students or faculty at the school (**SUP findings a, e, f & h**).

Urban/Environmental Design: The architecture for the east side building addition (Exhibits B and C) is consistent with the existing building. The addition consists of a 19.5 foot tall façade which is ± 6.5 feet shorter than the existing building (26 feet tall). The addition includes a new steel canopy over the main building entrance to provide additional articulation and visual interest to the east façade of the building. The added articulation in conjunction with new windows, curvature to the building frontage and a new wall sign to identify the school will break up the scale of the building, while improving its appearance. The addition will be the same color as the existing building (light grey). Exterior architectural variations, glass entry way features and windows provide adequate articulation in conformance with code. The added architectural treatments are also compatible with the residential development to the east. The building addition extends to the east ± 12 feet from the existing building line, but still exceeds the minimum 10 foot setback (± 17 feet is proposed). The new metal shade structure (Exhibit D) has a pitched roof and will be compatible in color (dark brown) with the main building (**SUP findings a, e, g and h**).

Existing landscaping (123,177 square feet with ± 100 trees) exceeds the code requirement for area provided (20% - 50,379 square feet) but does not meet the required number of trees (168). Based on the increased building coverage proposed ($\pm 7.48\%$), the applicant is required to add three more trees to the site to bring the addition into conformance with code. Any trees removed in the area of the expansion (potentially two) must be replaced. The applicant has indicated he intends to add/replace these required trees and place them in the front yard area along St Albert's Drive in the vicinity of the building expansion. A revised landscape plan including these trees will be provided with the building permit (Condition No. 5).

The site is currently lighted including the parking lots located on the west side of the school building. The existing parking lot lighting is located on the interior of the site such that these lights are blocked from the view of the single family houses adjacent to the south, east and north by intervening school buildings and landscaping. Other than building entrance lighting associated with the expansion, no new site lighting is proposed or required with this project. Code requires all new lighting to be directed downward and shielded such that no lighting fixtures are exposed (**SUP findings a, e & f**).

Code for the residential zones allows one, 50 square foot, six foot tall monument sign at each project entrance with a maximum combined area of 150 square feet for freestanding signs; and one wall sign per street frontage with the sign area determined

for non residential uses via the SUP process. Illumination is restricted to indirect lighting.

The applicant proposes to remove the existing 20 square foot, free standing project identification sign located on the east side of the building and replace it with a 20 square foot, non-illuminated, project identification wall sign located on the east elevation of the new expansion (Exhibits B and C). No other signs are proposed. The new wall sign is in scale with the project and is adequate to identify the building (**SUP finding g**).

Code requires the use of low impact development techniques for site grading and drainage improvements, which will be addressed during review of the site improvement plans.

Public Safety: Comments received from Fire staff indicate the applicant will be required to comply with fire code requirements related to: fire access; fire sprinkler and alarm systems; and fire hydrant placement. These issues will be addressed during review of the project building permit (**SUP finding c**).

Police staff comments indicated the project would improve safety at the school with the proposed single point of entry design and is an upgrade to the existing facility (**SUP finding c**).

Public and Private Improvements: As proposed, the building additions will not have an impact on the existing Sanitary Sewer or Traffic associated with the site (**SUP finding d**).

The additions are proposed in areas that are partially paved and/or covered with an existing awning. As a result, the increase in impervious surface area will be minimal. With the submission of a building permit, the applicant will be required to identify the total increased impervious surface area and address the drainage, erosion control and water quality aspects of the project per Reno Municipal Code.

A previous special use permit (SUP) was approved to expand the school in 2008 (LDC09-00015). The building permit (BLD09-00428) associated with the 2008 school expansion SUP approval included the installation of a Keystone retaining wall and private on-site storm drainage facilities which mitigated the existing drainage and erosion control concerns associated with the sidewalk on St. Albert's Drive adjacent to the site. No additional drainage improvements are anticipated as a result of this request.

A staff review of the application materials indicates the requested SUP will not have any adverse effects or impacts on City infrastructure and facilities beyond the existing use (**SUP finding d**).

Access, Circulation and Parking: This request will have no impact on existing access and circulation improvements nor will it require additional parking (**SUP finding d**).

Master Plan: The project is consistent with the Mixed Residential Master Plan land use designation on the site. As proposed and with recommended conditions, the project is consistent with the following applicable Master Plan objectives and policies: Objective #9: Integrated Design; Objective #11: Compatibility; Objective #13: Scale; Objective #14: Building Planes; Objective #15: Building Mass; Objective #16: Visually Defined Structures; Objective #22: Landscaping; hours of operation and activity level sensitive to surrounding development (CD-6); design circulation system to minimize impacts (P-8); provide sufficient parking (P-10); landscaping appropriate to related environment (CD-30); safe, convenient and logical site access and circulation (P-1); development density, building mass and details sensitive to surrounding development (BD-1); and new structures that compliment adjacent structures and provide a human scale at ground level (BD-3) (**SUP finding b**).

General Code Compliance: As proposed and with recommended conditions the project complies with applicable code sections.

Other Reviewing Bodies:

Washoe County District Health Department: As applicable, the applicant will be required to comply with Health Department regulations related to: installation of water quality inserts in private on site catch basins; provision of low impact design for new areas containing turf; and inspection for and removal of any asbestos found during demolition and remodeling activities associated with this project.

Neighborhood Advisory Board: This project was not reviewed by the Old Northwest Neighborhood Advisory Board because their January, 2014 meeting was cancelled.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single Family Residential	Mixed Residential	SF6
SOUTH	Single Family Residential	Mixed Residential	SF6
EAST	Single Family Residential	Mixed Residential	SF6
WEST	Middle School, Single Family Residential	Mixed Residential, Public Facility	SF6

LEGAL REQUIREMENTS:

RMC 18.06.405(e)(1) Special Use Permit

FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Vern Kloos, AICP, Senior Planner



LDC14-00021 St. Albert's School

 Subject Site

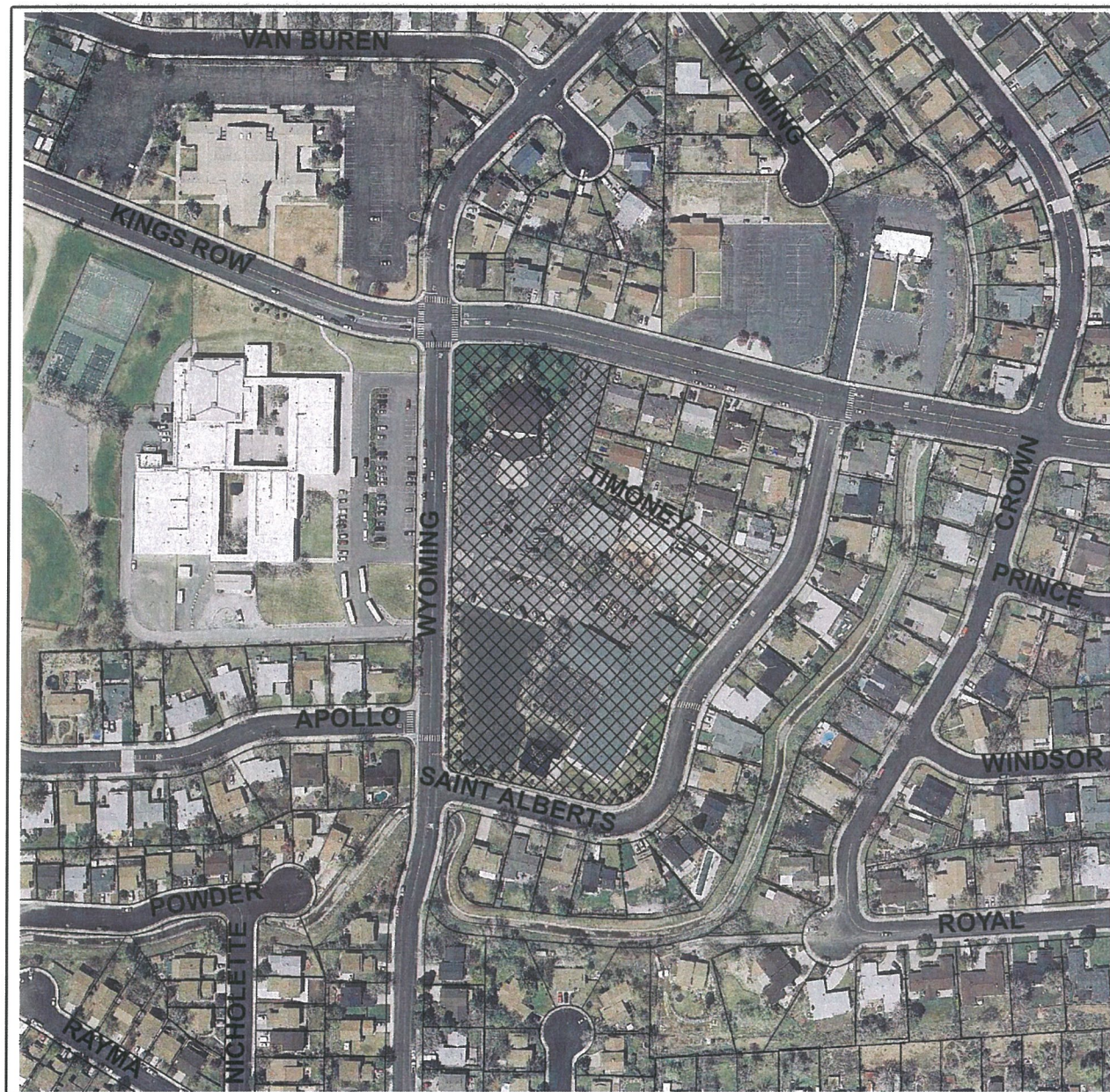
 City Limits



0 35 70 140 210 280 Feet
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Map Produced: January, 2014



Community Development Department
1 East First Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



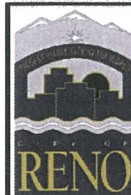
LDC14-00021 St. Albert's School

 Subject Site

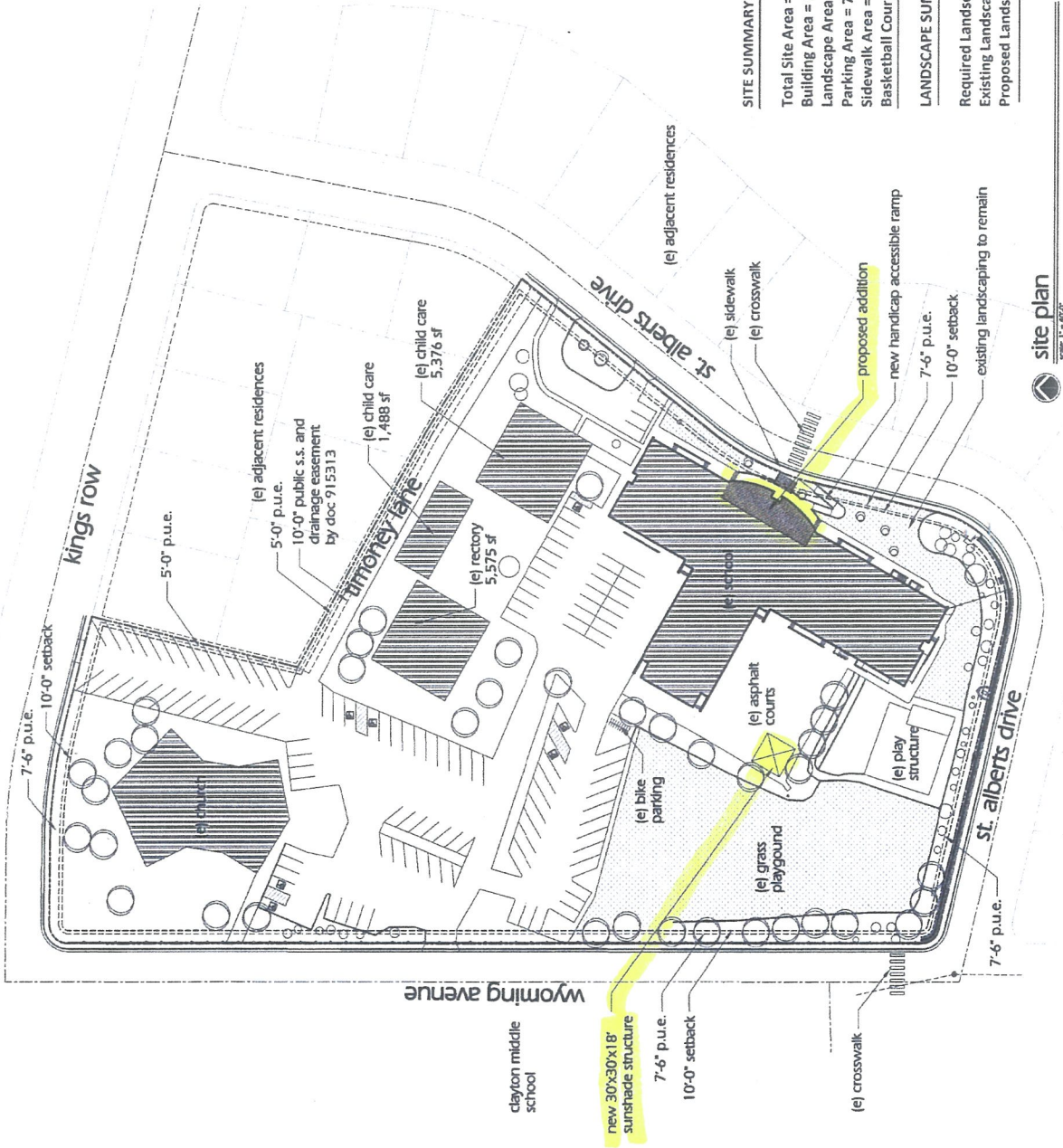
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Community Development Department
1 East First Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



site plan
Scale: 1" = 40'-0"

SITE SUMMARY:
 Total Site Area = 251,897 +/- sq. ft.
 Building Area = 34,759 +/- sq. ft.
 Landscape Area = 123,177 +/- sq. ft.
 Parking Area = 71,884 +/- sq. ft.
 Sidewalk Area = 12,517 +/- sq. ft.
 Basketball Court Area = 9,560 +/- sq. ft.

LANDSCAPE SUMMARY:
 Required Landscaping = 50,379 +/- sq. ft.
 Existing Landscape Area = 123,325 +/- sq. ft.
 Proposed Landscape Area = 123,177 +/- sq. ft.

sheet	description	project
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st. alberts school entry

p.n. 001-291-03
 255 st. alberts drive
 no, nevada

EXHIBIT "A"

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 The design and drawings
 contained herein are
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St. Albert's School Special Use Permit

Figure 5 (below) provides an architectural rendering of the proposed entryway improvements.



entry perspective

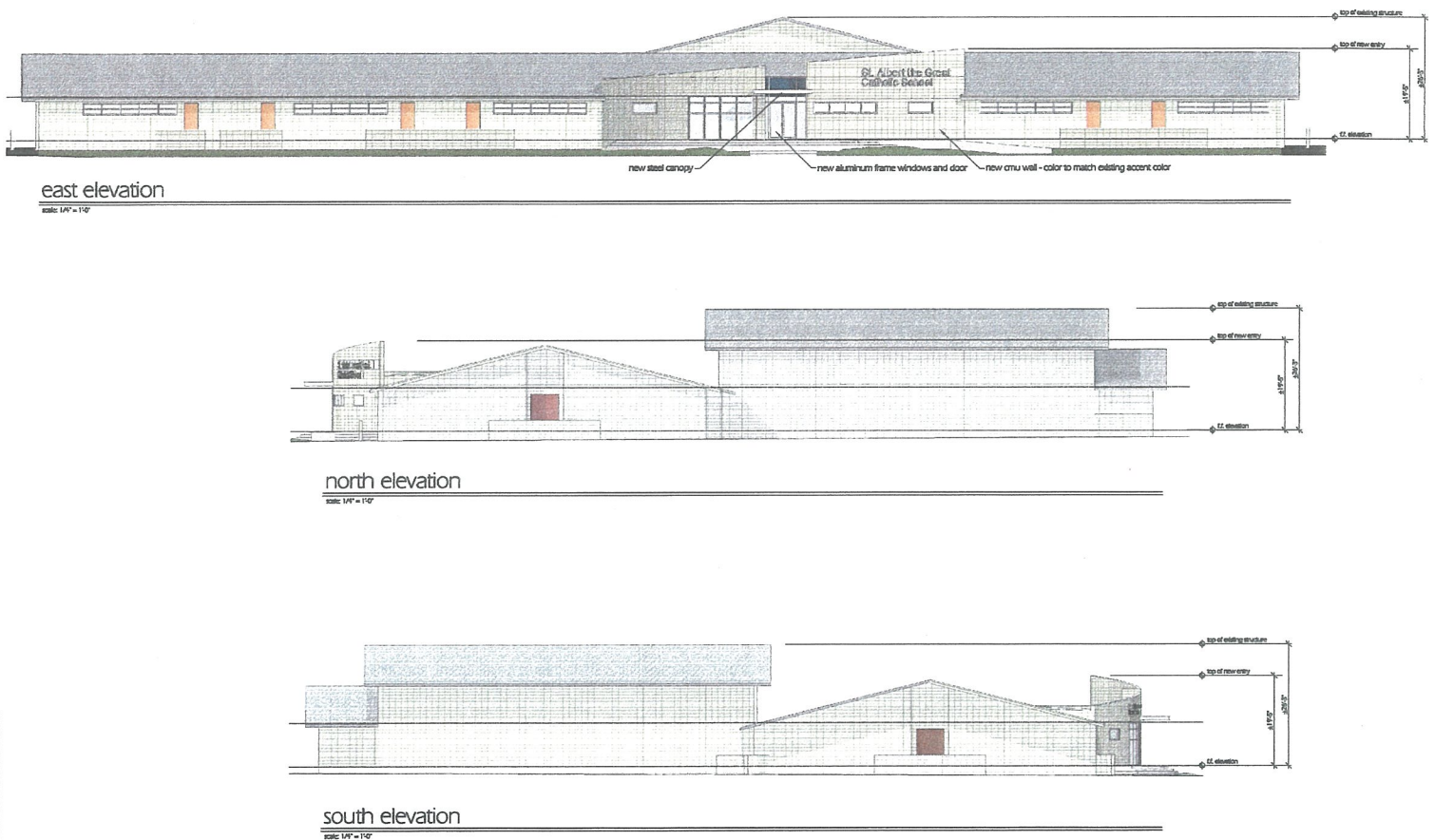


entry perspective

Figure 5 - Architectural Rendering

St. Albert's School Special Use Permit

Figure 4 (below) depicts the proposed building elevations for St. Albert's School. As mentioned, only the east elevation is impacted by this request.



Note: Full size elevations are provided in attached map pocket and/or PDF file.

Figure 4 - Preliminary Building Elevations

EXHIBIT "D"

